

73-8

BK 6863PG044

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy – Statutory Short Form)
009767

We, Daniel J. Bernier and Jennifer K. Bernier, f/k/a Jennifer L. Knapp, of Waterville, Kennebec County, Maine, for consideration paid, grant to Laton G. Edwards and Joanne D. Edwards, whose mailing address is 165 Main Street, Madison, Maine 04950, as joint tenants, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

Certain lots or parcels of land with buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Parcel One:

A certain lot or parcel of land situate on the northerly side of the Ridge Road and bounded and described as follows, to wit:

Beginning at a point on the northerly side of said Ridge Road, which point is One hundred (100) feet easterly from the southeast corner of a certain lot now or formerly of Joseph Burgoin; thence north thirty-six degrees (36°) west a distance of one hundred (100) feet to a point; thence north fifty-four degrees (54°) east one hundred (100) feet to a point; thence south thirty-six degrees (36°) east one hundred (100) feet to the northerly line of said Ridge Road; thence south fifty-four degrees (54°) west along the northerly line, so-called of said Ridge Road to the point of beginning. Said lot is one hundred (100) feet square, and while said lot has been described as lying northerly on said Ridge Road, the said Ridge Road runs in a southwesterly-northeasterly direction. Being Lot No. 3 on a certain plan of lots known as "Property of William A. Taylor on Ridge Road, Waterville, Maine" by Carl H. Crane, C.E. dated April 25, 1956.

Parcel Two:

Beginning at the west corner of Parcel One above, said point being one hundred (100) feet northwesterly from the northerly side line of the Ridge Road; thence northwesterly in a continuation of the southwesterly side line of Parcel One a distance of fifty (50) feet to an iron pin driven into the ground; thence at a right angle northeasterly parallel to the northerly side line of said Ridge Road a distance of one hundred (100) feet to an iron pin driven into the ground; thence at a right angle southeasterly in the northeasterly side line of Parcel One extended a distance of fifty (50) feet to the north corner of Parcel One; thence at a right angle southwesterly along the existing rearline of Parcel One One

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Hundred (100) feet to the point of beginning. Meaning and intending to convey a 50 ft. by 100 ft. addition to the rear of Parcel One.

Being the same premises conveyed by Alden E. Sylvester and Ruth E. Sylvester to Daniel J. Bernier and Jennifer L. Knapp (n/k/a Jennifer K. Bernier) by deed dated January 18, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5055, Page 252.

Witness our hands and seals this 28th day of MARCH, 2002

William P. Dubord
Witness

Daniel J. Bernier
Daniel J. Bernier

William P. Dubord
Witness

Jennifer K. Bernier
Jennifer K. Bernier

State of Maine
Kennebec, ss. MARCH 28, 2002

Personally appeared the above named Daniel J. Bernier and Jennifer K. Bernier and acknowledged the foregoing instrument to be their free act and deed.

Before me, William P. Dubord
Notary Public



WILLIAM P. DUBORD
Printed Name Attorney At Law
Notary Public
My Com. Exp.: My Commission Expires 6/26/2008

RECEIVED KENNEBEC CO.
2002 APR -1 AM 9:00

ATTEST: Barbara Williams
REGISTER OF DEEDS